

Bledsoe Prison Designer RFQ
Clarifications and Responses to Written Questions

Submitted Written Questions		Responses and Clarifications
1.	General Clarification:	<p>1. The Bledsoe Prison project represents highly secure and complex facilities, of significant investment to the State. It is in the State's best interest to secure a design team offering the best combination of qualifications and current experience. This RFQ supports that objective.</p> <p>2. Questions of similar content or concern have been combined for response purposes.</p>
2.	Do we need a Federal Employee Identification Number or can we state "To be applied For"? (A.1)	The Proposal Transmittal and Statement of Certifications and Assurances instructions state that the Social Security Number of the individual with authority to bind the proposing entity can be used.
3.	May the client reference forms be completed as written statements providing the information and answers to all the questions, or must the references be developed on the electronic format provided?	The provided forms are preferred by the State. However, a reference may use a letter format to provide the same information, in which case the reference letter must be on the referee company's letterhead.
4.	Will we be notified upon receipt of the client reference forms? (§ B.6.b)	No.
5.	<p>Regarding the page count:</p> <p>a. Do the Organizational Charts, opposite resumes, count against the 50 page limit? (§ B.6.a)</p> <p>b. Can we provide a cover letter and would it count against the 50 page limit?</p> <p>c. Can we provide a Table of Contents and would it count against the 50 page limit?</p> <p>d. May tab dividers be printed with the Proposal & Evaluation Guide Forms or should these be included as individual pages?</p> <p>e. Do the client reference forms count against the 50 page limit? (§ B.6.b)</p>	<p>a. No.</p> <p>b. Providing a cover line is fine and will not count against the 50 page limit.</p> <p>c. A concise Table of Contents will not count against the page limit.</p> <p>d. Tabs are not a part of the page count.</p> <p>e. No, Client Reference Forms are sent individually from the reference providers directly to the Owner.</p>
6.	Do you want the actual certificate of insurance or a letter stating we meet the requirements? (§ A.3)	At a minimum provide a letter from an insurance/surety agency, although a copy of a current certificate is generally submitted.

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7.	Reference RFQ § 1.3.5.c Will the State provide contact information and firm names for the Specialty Consultants with longstanding relationships with TDOC; i.e. Food Service, Security Electronics and Security Hardware?	See the Real Property Administration RFQ webpage, Specialty Consultants.
8.	In §1.3.5c the reference to “TDOC has longstanding relationships with specialty consultants” begs the question as to the specific firms referenced, and the expectations of the Department. a. Should these consultants be considered? b. If these “specialty consultants” are to be included as a part of our team, is it necessary to include information regarding these consultants?	a. §1.3.5c in the RFQ states that Proposers are welcome to consider the option of involving one or more of these specialty firms. Utilization of these consultants is not a requirement of the RFQ. b. Refer to §B.6 of Proposal & Evaluation Guide Forms.
9.	In the case of a larger national firm, can answers relate to the internal groups and specific staff of the larger firm rather than the entire firm?	The evaluation process will put emphasis on specific staff that will be assigned to this project, and identified as such in the submitted Proposal.
10.	Regarding state projects completed in the last 5 years (§B.3.b), should these be projects with Substantial Completion dates within the last 5 years, or active within the last 5 years?	Section §B.3b asks for a list of all current contracts with the State and a list of all State contracts completed within the previous 5 year period.
11.	a. Please clarify the Department of Correction’s sustainable goals for this project? b. Is the intent to only design with sustainable practices or obtain LEED certification at a certain level?	The Department of F& A and TDOC expect the designer to fully utilize energy efficient and sustainable design practices in the design of this facility. The facility shall be designed to be LEED “Certifiable” giving the State the option to seek certification if so desired.
12.	Are there any specific disadvantage business enterprise (DBE) participation requirements for the project or does the team’s diversity level of participation need to be clarified in the RFQ?	Refer to §B.7 of the Proposal & Evaluation Guide. You may also contact the Governor’s Office of Diversity Business Enterprise. Contact information is provided in §B.7.3
13.	Are additional geotechnical and environmental services required for this project?	Yes, only preliminary reports have been prepared to date.

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14.	In the Mark Goldman report documents, the housing unit elevations indicate on the materials legend in item D. 6" vertical siding. Is wood siding or some other material on a housing unit an Owner preference?	Any indications of materials proposed by the Mark Goldman report were for consideration by the State. The State shall look to the designer to validate or offer their recommendation for the appropriate materials to be used on the project.
15.	<p>a. To what degree is the Owner willing to re-format the published prototypical building layouts and the site layout to meet budgetary goals while still maintaining the required program spaces?</p> <p>b. Are the programmed layouts examples of one solution or a preferred solution?</p>	The owner realizes efficiency in the design may be obtained over the TDOC prototypical housing units. The design as presented by Mark Goldman is "one" solution that F&A and TDOC developed in a study with MGA. Consideration should be given to this solution. However, the State will entertain other solution(s) offering clear and discernable benefits to the project.
16.	The Request for Qualifications §1.6 implies the budget is construction plus Owner's project contingency. Does the project budget (§1.2) of 144 M include design fees, construction, and related costs?	The project as initially budgeted was \$144 million including all known design, construction and related costs. The \$145,300,000 is the maximum allowable construction cost and this estimate is exclusive of all design and other related soft costs.
17.	As a method of communicating our prison design expertise, would it be helpful to describe the major ideas we would explore with the Owner to enhance the prototype solution?	<p>All Proposals will be evaluated in strict accordance with RFQ General Requirements, and the Proposal and Evaluation Guide.</p> <p>Proposers promote their expertise in the appropriate response sections.</p> <p>See also RFQ General Requirements paragraph §4.6 and response to item 15.</p>
18.	Is it possible for an existing and proposed site topo drawing to be issued as an RFQ document with paving and building locations super imposed?	No.
19.	Will the project budgeting provide for full time Architectural/Engineering representation on site?	<p>Refer to Standard Form of Agreement between Owner and Designer, and Standard Terms and Conditions for Owner/Designer Agreements included in the RFQ.</p> <p>However the type of representation and team configuration would be contingent upon the project delivery method(s) used and dependent upon the expertise of the designer</p>

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		and its consultants.
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20.	If the project uses the CM/GC delivery method, will the project's cost consultant be expected to participate in the "budget reconciliation" conferencing in support of the Owner?	Yes
21.	Will there be any security protocols enforced on the new prison construction site, such as "personnel security checks", to protect the security of the adjacent prison?	Yes, Specification Section 01 35 13.56 Detention Project Procedures will apply for any work to be performed within the secure perimeter of the existing facility. Section 01 35 13.56 will be modified for use on projects outside the secure perimeter but still on TDOC property.
22.	Is a fast track schedule which results in an earlier completion date than the proposed substantial completion in spring of 2011 of any interest?	The Department of F&A and TDOC will entertain recommendations that may benefit the project without detriment to the safety or security to the public, staff, compound and its inmate population.
23.	In the interests of continuity can the proposer's indicate their intent to continue with the firm having done the environmental work on the site to date? Can this consultant be made available to every proposing team?	The use of the State's consultant Quantum Environmental Engineering is not mandatory although they are strongly recommended given their recent experience with the Morgan County Correctional Center and current working knowledge of the Bledsoe site.
24.	When submitting the Proposers to the State Building Commission, will candidate firms be given a ranking and a preference?	The evaluation process produces scores.
25.	Are the sub-consultants required to submit any professional reference as part of their resumes – similar to section §B.6.b.?	The RFQ requirement specifies references for the Proposer on this project. The Proposer is the primary contractor responsible for design and other specified services.
26.	Does the State want resumes of all parties, (MEP, Architectural, Civil, Structural).	Reference B.6 Qualifications & Experience. Résumés: The RFQ requirement specifies résumés for key personnel who shall be assigned by the Proposer on this project. Individuals referenced in B.6 would be considered key personnel.

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27.	Will consultants that participated in prior studies related to this project be excluded from submitting a Proposal or participating with a Proposing Team.	No. There is no commitment on the part of the State to previous planning. Design for these facilities will be newly developed with the selected Designer.
28.	Reference RFQ §1.9.1 and RFQ General Requirements §4.3.8.4: a. Are the Prime and/or Subs who prepared the Findings and Recommendation for the STSRCF dated 3/15/2007; which was provided as a component of this RFQ; considered to have an unfair advantage over other proposers under section §4.3.8.4 as they participated in the drafting of the RFQ or its scope of services? b. Specifically, may this firm submit a proposal in response to this RFQ as Prime or Sub?	Clarification: State personnel authored this RFQ in its entirety. No private business entity was consulted or involved.
29.	Will the State provide a list of firms who submit a Notice of Intent to Propose?	No, the process is confidential.
30.	Reference RFQ §1.9.2 Can these documents be made available now rather than upon execution of the contract?	No.
31.	Will the State provide floor plans, elevations and site plans for the Morgan County Facility currently under construction?	The selected Designer will have access to all available documents pertinent to this project.
32.	Will the State provide a copy of the PowerPoint slideshow presented during the pre-proposal conference on 10/12/07?	No.
33.	Reference RFQ §1.2 on page 3 of 9 Will the State provide the current TDOC "Prototypical" prison design documents referenced in the third paragraph of this section?	The selected Designer will have access to all available documents pertinent to this project.

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34.	Reference the MGA Study, page 1-3 comparative budget table: To what extent, if any, was inmate labor considered in generating the STSR's 2007 Conceptual Design (MGA) budget figures?	It is TDOC's intent to utilize inmate labor to the greatest extent possible and will rely upon the designer, contractor, and/or construction manager to assist in determining how best to utilize this segment of the work force. Work items that may be provided by inmate labor shall be developed fully during the design phases of the project and included as a part the final bid documents.
35.	Reference RFQ §1.6 – The Project Construction Budget references 145,300,000 MACC which includes escalation to spring of 2008. Considering that large portions of the project are not anticipated to “bid” until later than Spring 2008, is further escalation budgeting anticipated?	Escalation of the project budget is not currently under consideration.

END OF CLARIFICATIONS AND RESPONSES TO QUESTIONS